



Clifftown Parade, Southend-On-Sea

£475,000

home.



# Flat 2 33 Clifftown Parade

## Southend-On-Sea

### SS1 1DL



- Spacious Two Bedroom First Floor Apartment
- Far Reaching Sea Views from the South Facing Balcony
- Two Double Bedrooms
- Beautiful En-suite Bathroom with Roll Top Bath
- Large Lounge with Balcony Access and Sea Views
- Modern Kitchen with Fitted Appliances
- Long Lease and Low Service Charge and Ground Rent
- Allocated Parking Space and Large Storage Cupboard
- Perfectly Positioned in the Clifftown Conservation Area
- Walking Distance to Southend Seafront, Train Station and High Street

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this remarkable two-bedroom first-floor apartment located on the picturesque Clifftown Parade in Southend-On-Sea. This charming property boasts stunning far-reaching sea views, making it a perfect retreat for those who appreciate coastal living.

As you enter, you will be greeted by a lovely oak floor that flows throughout the apartment, adding warmth and elegance to the space. The modern kitchen is equipped with fitted appliances and features an opening that allows you to enjoy the beautiful sea views while preparing meals. The spacious lounge is a highlight of the home, offering ample room for relaxation and entertainment, with doors that lead out onto a generous balcony, perfect for enjoying the fresh sea air.

The apartment comprises two well-proportioned double bedrooms, one of which offers delightful sea views and direct access to the balcony. The master bedroom also benefits from a large en-suite bathroom, providing a private sanctuary for your comfort.

This property is rich in character, featuring stunning stained glass windows that enhance its unique charm. The full-width south-facing balcony, adorned with decorative iron balustrades, is an ideal spot for soaking up the sun or enjoying a morning coffee.

Externally, the apartment includes one allocated parking space and a convenient storage cupboard located in the communal hallway on the ground floor. Built between 1850 and 1869, this home is situated in the



Clifftown Conservation Area, an area steeped in history and character. Its excellent location places you close to Southend seafront, Southend High Street, and Southend Train Station, making it a perfect choice for those seeking both tranquility and convenience.

This exceptional apartment is a rare find and is sure to attract interest. We invite you to arrange a viewing and experience the charm and beauty of this coastal gem for yourself.





### Accommodation Comprises

The property is approached via a communal door into communal hallway with skirting, stained glass windows, lighting and carpeted stairs leading to the first floor. Private wooden entrance door with double glazed lead light panel into:

### Hallway

Oak wood flooring, skirting, picture rail, coved cornice, wall lighting, entry phone system, radiator. Doors to:

### Kitchen

Oak wood flooring, skirting, picture rail, coved cornice, ceiling light, single glazed bay window to side aspect, radiator. The kitchen is fitted to include a range of base units with wood effect rolled edge worksurfaces with matching eye level wall mounted units, tiled splashback, inset sink with drainer, integrated oven with four ring gas hob and extractor over, integrated dishwasher, integrated washing machine, under-counter fridge freezer, Viessmann combi boiler (2 years old).

### Bedroom One

14'10 x 12'10

Oak wood flooring, skirting, picture rail, coved cornice, wall lighting, fitted wardrobes to alcove spaces, single glazed French doors leading to the balcony, two radiators. Internal stained glass doors to:

### En-Suite

6'8 x 6'4

Stone tiled flooring and tiled walls, picture rail, coved cornice, ceiling light, single glazed obscure stained glass windows to side aspect, WC, wash hand basin, rolled top claw footed bath with mixer tap, shower attachment and Rainfall shower, heated towel rail.

### Bedroom Two

13'5 x 11'0

Oak wood flooring, skirting, picture rail, coved cornice, wall lighting, two single glazed windows to side aspect, radiator.

### Shower Room/WC

6'4 x 2'7

Oak wood flooring, part tiled walls, picture rail, extractor fan, ceiling light, coved cornice, shower cubicle with tiled walls, WC, wash hand basin and shaver socket.

### Lounge

18'10 x 13'11

Oak wood flooring, skirting, picture rail, coved cornice, wall lighting, electric fire, two single glazed Sash windows to front aspect and single glazed French doors leading to the balcony, radiator.

### Balcony

25'11 x 8'4

South facing balcony with tiled flooring, two lights, iron balustrade with glass.

### Externally

The property benefits from allocated parking and external storage cupboard.

### Lease Information

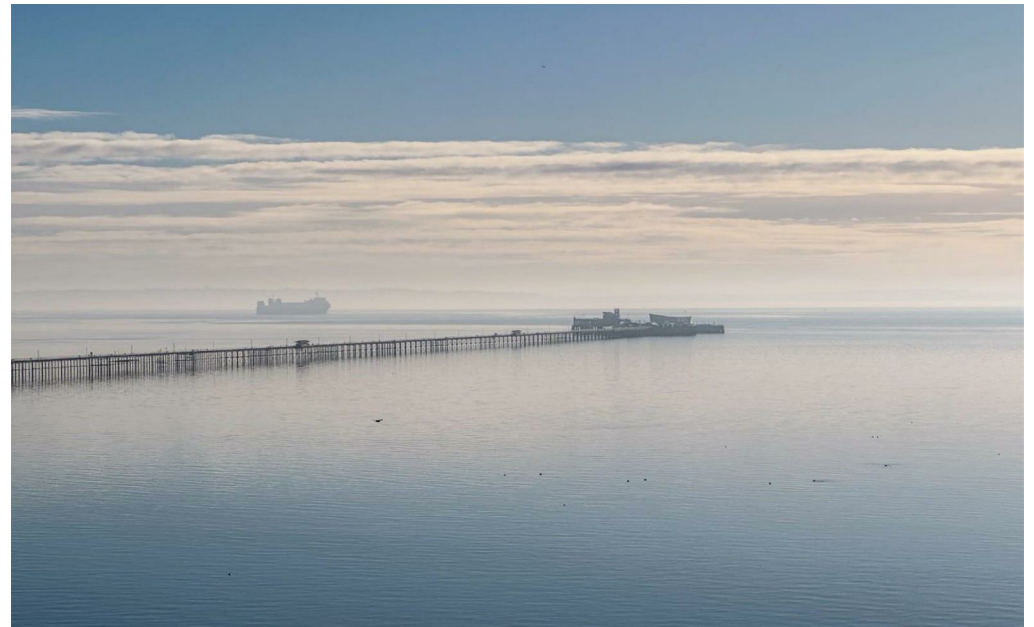
Lease: 162 years remaining

Ground Rent: £75.00 Per

Annum

Service Charge: £133 PCM

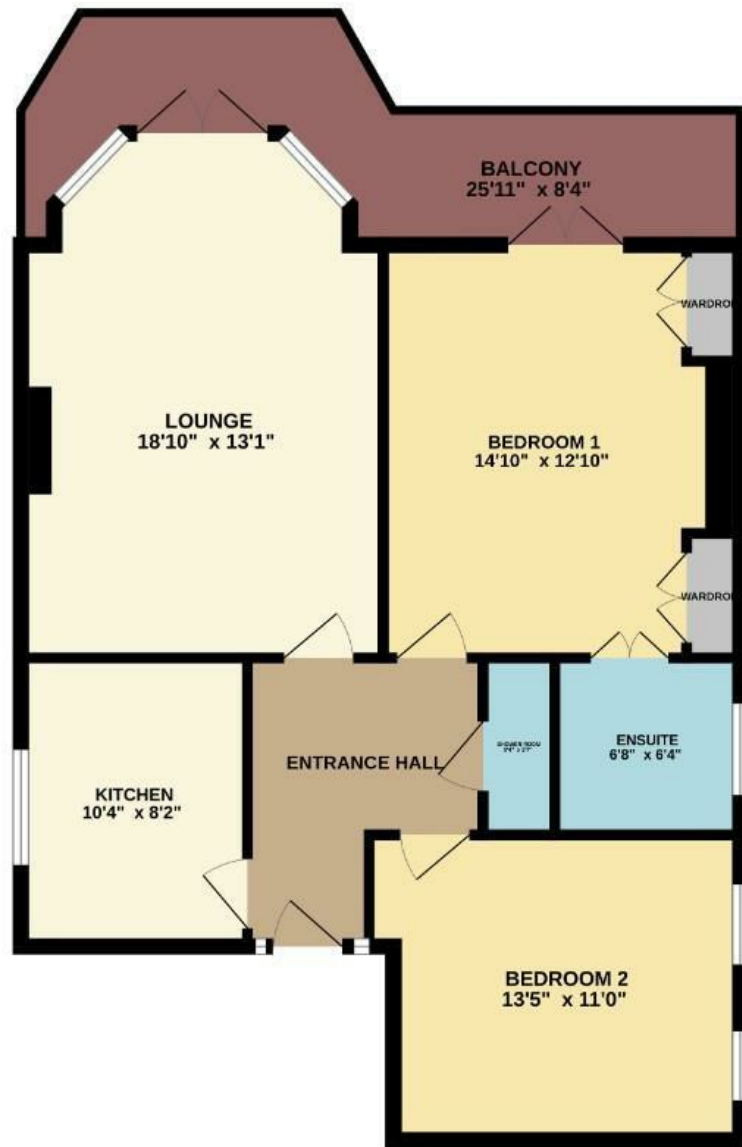
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







GROUND FLOOR  
769 sq.ft. approx.



TOTAL FLOOR AREA : 769 sq.ft. approx.  
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## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Apartment

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: C

£475,000

### Interested?

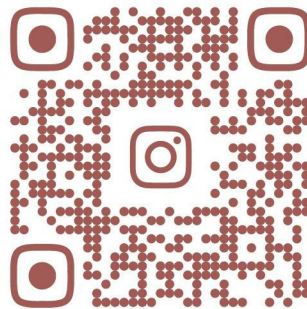
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